Bk 44

STATE OF TENNESSEE BOOK 7096 PAGE 217
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of Dec., 1986.

Notary Public

My Commission expires: 10-11-88

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee:

Dominion Bancshares Mortgage Corporation
9900 Main Street
Suite 200
Fairfax, VA 2031

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Danny Joe Spear and wife, Bonnie A. Spear 723 Albar Drive Nashville, TN 37221	(Mortgagee)	142-9-A-62

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, together with the assumption of a Deed of Trust of record in Book 6063, page 322, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book _____, page _____, Register's Office for said County, securing an indebtedness in the original principal amount of $48,750.00, payable to Dominion Bancshares Mortgage Corporation, of which indebtedness the Grantees herein shall indemnify and hold harmless the Grantor, the undersigned, **BARRY CONSTRUCTION CO.,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DANNY JOE SPEAR AND WIFE, BONNIE A. SPEAR,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 50-B, on the Plan of Doral Country Villa Condominiums, Section 3, as of record in Book 5050, page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description, and as described in the Master Deed of record in Book 5011, page 395, said Register's Office, as amended in Book 5124, page 167, said Register's Office, and made applicable to Section 3 by instrument of record in Book 5119, page 749, said Register's Office.

80160

IDENTIFICATION REFERENCE

JAN 5 3 48 PM '87

FEE $ _____ REGISTER
DAVIDSON COUNTY TN

Being the same property conveyed to Barry Construction Company, a Tennessee corporation, by deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Book 5007, page 314, Register's Office for said County.

The above described property is conveyed subject to the following:

1. Lien for 1986 taxes which have been prorated and assumed by Grantees.

2. Deed of Trust assumed hereunder described above.

3. Matters shown in the Master Deed and ByLaws of Doral Country Villa Condominiums of record in Book 5011, page 395, as amended in Book 5124, page 167, Register's Office for said County, and made applicable to Section 3 of record in Book 5119, page 749, Register's Office for said County, including but not limited to liens and assessments contained therein.

4. Matters shown on the plat of record in Book 5050, page 48, Register's Office for said County.

This is improved property, known as 723 Albar Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and the undersigned does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the undersigned does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30th day of December, 1986.

BARRY CONSTRUCTION CO.,
a Tennessee corporation

By: Barry Zeitlin, Vice President
Garry Zeitlin, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Garry Zeitlin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Vice President of Barry Construction Co., the within-named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Garry Zeitlin as such Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1986.

Kerry L. Schooler
Notary Public

My Commission Expires: 9-11-90

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 219

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CO- CONVEY
154.00 CSTAX
.50 PRFEE
6.00 WDL
CHECK 160.50-1
0210.12 /05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80160

IDENTIFT REFERENCE

JAN 5 3 48 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30853